

**City of Eau Claire
Plan Commission Minutes
Meeting of November 6, 2017**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Klinkhammer, Larsen, Pederson, Seymour, Radabaugh; Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Noel, Ness

The meeting was chaired by Ms. Ebert.

1. **ANNEXATION (17-4A) – 883 Grover Road**

Mr. Tufte presented a request to annex 32.75 acres from the Town of Washington. The request is consistent with the Comprehensive Plan and utilities are available along Grover Road.

No one spoke in support or in opposition.

Mr. Pederson moved to recommend approval of the annexation. Mr. Brenholt seconded and the motion carried.

2. **FINAL PLAT (P-1-17 Amd) – Hoyem Acres 7th Addition**

Mr. Tufte presented a request to approve a final plat amendment for Hoyem Acres 7th Addition. The amendment includes four more lots from the Faanes Acres preliminary plat compared to the original final plat. The plat creates 18 lots for single-family development and one lot to contain an existing house. The name of the new street is recommended to be Hoyem Lane.

Mark Erickson, with Kramer Land Design Studio spoke in support.

Mr. Radabaugh moved to recommend approval of the final plat subject to the conditions of the staff report. Mr. Granlund seconded and the motion carried.

3. **SITE PLAN (SP-1730) – Parking Waiver – 201 E. Lake Street**

Mr. Tufte presented a request to approve a parking waiver for the Metro (the former Boys and Girls Club). The Metro intends to hold a maximum capacity of 500 people for events but this could be less with the final occupancy permit. Business hours were not submitted. The proposal requires 125 parking stalls. With no actual on-site parking, the zoning code allows for the use of public stalls within 800 feet. The Traffic Engineer indicates for both weekdays and Saturdays, the availability of 125 public parking stalls can be found within 500 feet and 800 feet of the subject property. If approved, the waiver creates a grandfather right to use these stalls and future downtown development may be impacted. The applicant could also obtain parking agreements with private property owners.

Ms. Ness stated they have been monitoring public parking on the south side of downtown and will update the comprehensive parking plan to keep track of the situation downtown.

Mr. Hass stated the property he owns to the south of the site can hold employee parking and an area near the alley will serve for trash enclosure. He is also working on agreements to use parking at UWEC and the YMCA. Events will range but mainly will be for weddings.

Mr. Brenholt moved to approve the site plan and parking waiver subject to the conditions of the staff report. Ms. Mitchell seconded and the motion carried.

4. **SITE PLAN (SP-1630 Amd) – Multi-tenant Building Phase II, 4230 London Road**

Mr. Tufte presented a request to approve the site plan for a commercial multi-tenant building. The phase II retail building is 12,320 square feet and requires 49 stalls for vehicle parking. A cul-de-sac will be created off John Street. A CSM with cross-access easements needs to be filed for this lot.

Applicant, Mark Erickson with Kramer Land Design Studio spoke in support.

Mr. Klinkhammer moved to approve the site plan subject to the conditions of the staff report. Mr. Larsen seconded and the motion carried.

5. **SITE PLAN (SP-1731) – Mini-storage facility, 631 E. Madison Street**

Mr. Tufte presented a request to approve the site plan for a mini-storage facility that includes the two existing warehouse buildings and seven more mini-warehouse structures. There are two non-conforming billboards on the property and these should be removed per approval at the end of their lease terms. A retaining wall and landscaping plan is needed along Madison Street.

Applicant, Sean Bohan, with Advanced Engineering Concepts spoke in support.

Mr. Klinkhammer moved to approve the site plan subject to the conditions of the staff report, and added that the two non-conforming billboards shall be removed at the lease term end date of December 31, 2025. Mr. Pederson seconded and the motion carried.

6. **SITE PLAN (SP-1732) – Mini-storage facility, 2245 Prairie Lane**

Mr. Tufte presented a request to approve the site plan for a mini-storage facility. There will be 11 new metal mini-storage buildings on the property plus the existing building. Drive surfaces need to be concrete or asphalt and street trees need to be moved onto private property.

Applicant, Sean Bohan, with Advanced Engineering Concepts spoke in support.

Mr. Mitchell moved to approve the site plan subject to the condition of the staff report. Mr. Klinkhammer seconded and the motion carried.

7. **DISCUSSION/DIRECTION**

A. **Twin Home Standards**

Mr. Tufte stated a twin home is essentially a duplex split into two units with a property line down the middle. As these arrangements become more popular in the community, there are ownership concerns with maintenance responsibilities such as shared driveway, roofing, siding, fireproofing, landscaping and utilities. Examples from other communities were shared. Madison requires joint easements and maintenance agreements on the properties. Separate water service is split within the boulevard area. Sanitary sewer needs separate laterals. Separate gas and electrical lines are required. For newly constructed twin homes with existing laterals already stubbed-in, exceptions may be granted. The City could create something similar and have a template ready for developers when they would like to do this type of subdivision of twin homes. Joint access and maintenance agreements would be filed at the time of CSM recording.

Cody Filipczak with C&M Home Builders stated twin homes are a popular affordable option to avoid a condominium plat and homeowners association. There is less legal and financial hassle. The owner also retains the ability to perform yard and snow work.

Commissioners directed staff to prepare an ordinance change to create standards.

B. Code Compliance Items

None.

C. Future Agenda Items

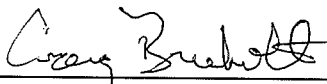
None.

D. Additions or Corrections to Minutes

None.

8. **MINUTES**

The minutes of the meeting of October 16, 2017 were approved.



Craig Brenholt, Secretary